Prepared by:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard, Suite 203
Murfreesboro, TN 37130

New Owner and Send Tax Bills To:
Charles McCutcheon
204 Brookecastle Dr.
Hermitage TN 37076
File Number: 2020-616
Parcel ID: 075-08-0A-103.00-C

Karen Johnson Davidson County
Batch# 433454 DEEDWARR
07/09/2020 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $421.80
20200709-0074344

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Don Bass Family Partnership, a Tennessee Partnership**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Charles Tracey McCutcheon, a married man** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, State of Tennessee and being more fully described as follows: Being Unit No. 204, in a Horizontal Property Regime entitled Brooke Castle Condominiums of record in Plat Book 6250, Page 627 and amended in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to The Don Bass Family Partnership, L.P. by Substitute Trustee's Deed, dated February 24, 2017 from Attorney Mary Alice Akins, Trustee, of record in Instrument No. 20170224-0018694, Register's Office for Davidson County, Tennessee. The said Harry Don Bass being one in the same as Don Bass and Harry D. Bass.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

* Taxes and assessments for the year 2020 and subsequent years, plus any penalties and interest which may accrue.
* Subject to all matters on Plan of record in Plat Book 6250, page 627, as amended in Book 6680, page 905, and Book 6727, page 762, Register's Office for said County;
* Conveyance of the common area to Brooke Castle Homeowner's Association, Inc., of record in Book 6883, page 759, Register's Office for said County;
* Charter of Brooke Castle Homeowner's Association, Inc., of record in Book 6519, page 739, as amended in Book 7570, page 312, and Book 7866, page 374, Register's Office for said County;
* Master Deed of record in Book 6519, page 747, Register's Office for said County;
* Storm Water Detention Agreement of record in Book 6634, page 229, Register's Office for said County;
* Easement granted to Cumberland Water Company of record in Book 4106, page 812, and Book 4106, page 816, Register's Office for said County;
* Easement for Retention Basin of record in Book 6513, page 857, Register's Office for said County; Subject to all matters on Plan of record in Plat Book 6250, page 691, as amended in Book 6919,
page 571, Register's Office for said County;
* Restrictive Covenants of record in Book 10007, page 272, as corrected in Book 10093, page 527, Register's Office for said County;
* Easement for the flow of the waters of Scotts Hollow Branch and the rights of the public therein;
* Rights of upper and lower riparian owners to the flow of waters of the stream, free from diminution or pollution;
* Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the waters of the Scotts Hollow Branch;

* Subject to lien for special assessments as contained in the restrictions;
* Subject to rights of others in and to the common areas and elements;

This is improved property known as: 204 Brooke Castle Drive, Hermitage, TN 37076
Map: 075-08-0A, Parcel: 103.00 CO

The 2020 property taxes have been prorated between the parties, buyer to pay when due.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of June, 2020.

Don Bass L.P. (SEAL)
Don Bass Family Partnership, a Tennessee Partners hip

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 26th day of June, 2020, the undersigned, of the State and County aforesaid, personally appeared Don Bass with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Partner of The Don Bass Family Partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by himself as Partner.

Witness my hand, at office, this 26th day of June, 2020.

Notary Signature
My commission expires: 10/22/23

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10-22-2023
COUNTY OF RUTHERFORD

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $114,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Donna M. Bell
(Affiant)

Sworn to and subscribed before me this
26th day of June, 2020.

Notary Public
My commission expires: 10-22-23
File No. 2020-616



CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY